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Department of Planning & Zoning**

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**STAFF REPORT
2005-2006 AREA PLANS REVIEW**

SUPERVISOR DISTRICT: Mount Vernon

APR ITEM #: 05-IV-8MV

NOMINATOR(S): Marianne Gardner, Department of Planning and Zoning

ACREAGE: N.A.

TAX MAP I.D. NUMBER(S): N.A.

GENERAL LOCATION: Land on both sides of the George Washington Memorial Parkway from 1) City of Alexandria boundary to Collingwood Road 2) Collingwood Road to Little Hunting Creek and 3) Little Hunting Creek to the Parkway terminus.

PLANNING AREA(S): Area IV
District(s): Mount Vernon Planning District
Sector(s): MV3 Belle Haven, MV4 Wellington, and MV7 Mount Vernon Community Planning Sectors
Special Area(s): N/A

ADOPTED PLAN MAP: NA

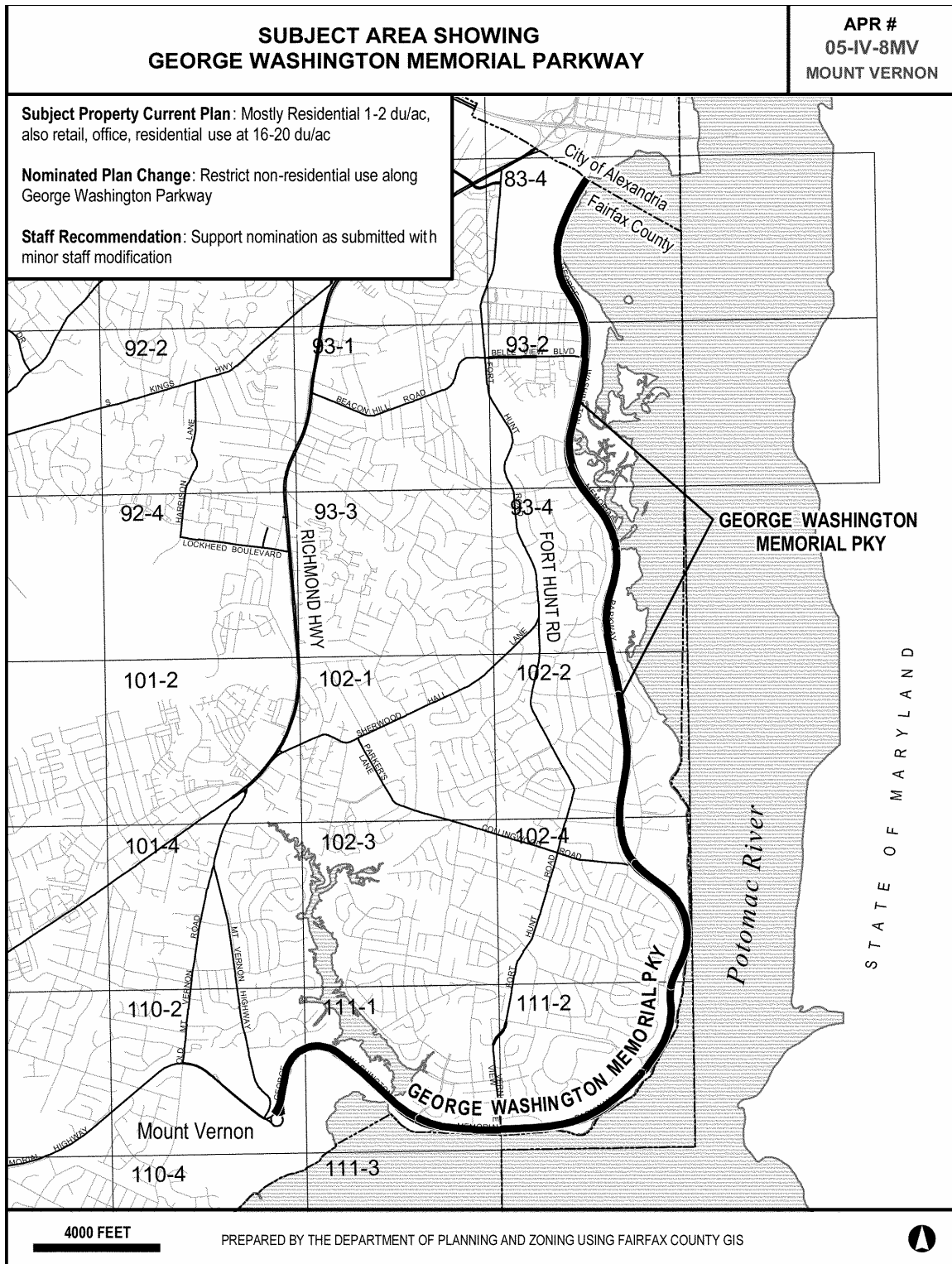
ADOPTED PLAN TEXT: See attachment

PROPOSED PLAN AMENDMENT: Provide consistent guidance for land at edge of the Parkway by replacing existing text in these sectors with text that is found in MV6 and shown below:

“Any new development having direct access to, or a visual impact upon the Parkway should be compatible with the historic and scenic character of the Parkway, and should be low-density, detached single family residential dwellings. No additional non-residential uses should be permitted, nor any expansion to or intensification of existing non-residential uses, in order to preserve the unique scenic character of this parkway.”

SUMMARY OF PRELIMINARY STAFF RECOMMENDATION

_____ Approve Nomination as submitted
 X Approve Staff Alternative
_____ Retain Adopted Plan



CONTEXT

General Location

The subject area includes the areas adjacent to the George Washington Memorial Parkway from the City of Alexandria to the south of Mount Vernon.

Planned and Existing Land Use and Zoning

Subject Property:

The area predominantly contains single-family detached houses with scattered commercial uses. It involves the Plan recommendations for MV3: Greater Belle Haven, MV4 Wellington, MV6 Fort Hunt, and MV7 Mount Vernon Community Planning Sectors.

PLANNING HISTORY

No Comprehensive Plan amendments have been nominated for this area since 1997.

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, 2003 Edition, Area IV, Mount Vernon Planning District, MV3- Belle Haven Community Planning Sector, Land Use Recommendations, as amended through 4-25-2005, Page 118:

“3. The area between Belle Haven Road and Olde Towne Road east of Potomac Avenue is planned for residential development at 3-4 dwelling units per acre with the exception of lots fronting on Belle Haven Road east of 11th Street which are planned for office use at .30 FAR with maximum building heights of 35 feet. These office uses should be well-buffered and screen from existing and planned residential uses located on the north side of Olde Towne Road....”

Fairfax County Comprehensive Plan, 2003 Edition, Area IV, Mount Vernon Planning District, MV4- Wellington Community Planning Sector, Land Use Recommendations, as amended through 4-25-2005, Page 129:

“2. Any new development having direct access to, or a visual impact upon the George Washington Memorial Parkway should be compatible with the historic and scenic character of the Parkway, as well as the character of the adjoining low density, detached single-family residential communities. [Not shown.]”

Fairfax County Comprehensive Plan, 2003 Edition, Area IV, Mount Vernon Planning District, MV6-Fort Hunt Community Planning Sector, Land Use Recommendations, as amended through 4-25-2005, Page 142:

“4. Any new development having direct access to, or a visual impact upon, the George Washington Memorial Parkway should be compatible with the historic and scenic character of the Parkway, and should be low density, detached single-family residential dwellings. No additional non-residential uses should be permitted, nor any expansion to or intensification of existing non-residential uses, in order to preserve the unique scenic character of this parkway. [Not shown.]”

Fairfax County Comprehensive Plan, 2003 Edition, Area IV, Mount Vernon Planning District, MV7-Mount Vernon Community Planning Sector, Land Use Recommendations, as amended through 4-25-2005, Page 150:

“4. Any new development having a direct access to, or a visual impact upon Old Mount Vernon Road, Mount Vernon Memorial Highway, Mount Vernon Highway and the George Washington Memorial Parkway should be compatible with the historic and scenic character of these routes and should be low density detached single-family residences. [Not shown.]”

NOMINATED PLAN AMENDMENT

Provide consistent guidance for land at edge of the Parkway by replacing existing text in these sectors with text that is found in MV6 and shown below:

“Any new development having direct access to, or a visual impact upon the Parkway should be compatible with the historic and scenic character of the Parkway, and should be low-density, detached single family residential dwellings. No additional non-residential uses should be permitted, nor any expansion to or intensification of existing non-residential uses, in order to preserve the unique scenic character of this parkway.”

ANAYLSIS:

- The Parkway traverses four Community Planning Sectors: MV 3, 4, 6 and 7. Sectors 4, 6 and 7 contain similar but not identical recommendations that discourage adverse impact on the historic and scenic character of the Parkway. Text in MV3 makes no reference to the Parkway. Alignment of the guidance is needed to achieve a consistent policy.
- Comments have been received that the proposed text is too broad to be easily understood, and also may unnecessarily inhibit development potential, especially of non-residential uses. Research in response to this concern reveals:
 - The Collingwood Museum is located in MV6, and already subject to the text proposed for the other three sectors. The Collingwood Museum was the subject of a recent change the approved special exception to allow for expansion of the facility. As described in the staff report, the Plan recommendation was not an obstacle to the expansion of Collingwood because there was not a visual impact on the Parkway.

- Neighborhood serving retail (including a service station) and office uses clustered around Belle Haven Boulevard and Olde Towne Road are visible from the Parkway in Sector MV3. With respect to these uses, the current Plan text for MV3 states:

“3. The area between Belle Haven Road and Olde Towne Road east of Potomac Avenue is planned for residential development at 3-4 dwelling units per acre with the exception of lots fronting on Belle Haven Road east of 11th Street which are planned for office use at .30 FAR with maximum building heights of 35 feet. These office uses should be well-buffered and screen from existing and planned residential uses located on the north side of Olde Towne Road...”

Should zoning approval be required, the ability to expand these uses could be affected by the addition of the new text to avoid visual impact.

RECOMMENDATION

Based on the previous analysis, staff recommends an alternative as shown in Attachment I. Staff supports creating consistent text in Community Planning Sectors MV3, 4, 6 and 7.

PROPOSED PLAN TEXT

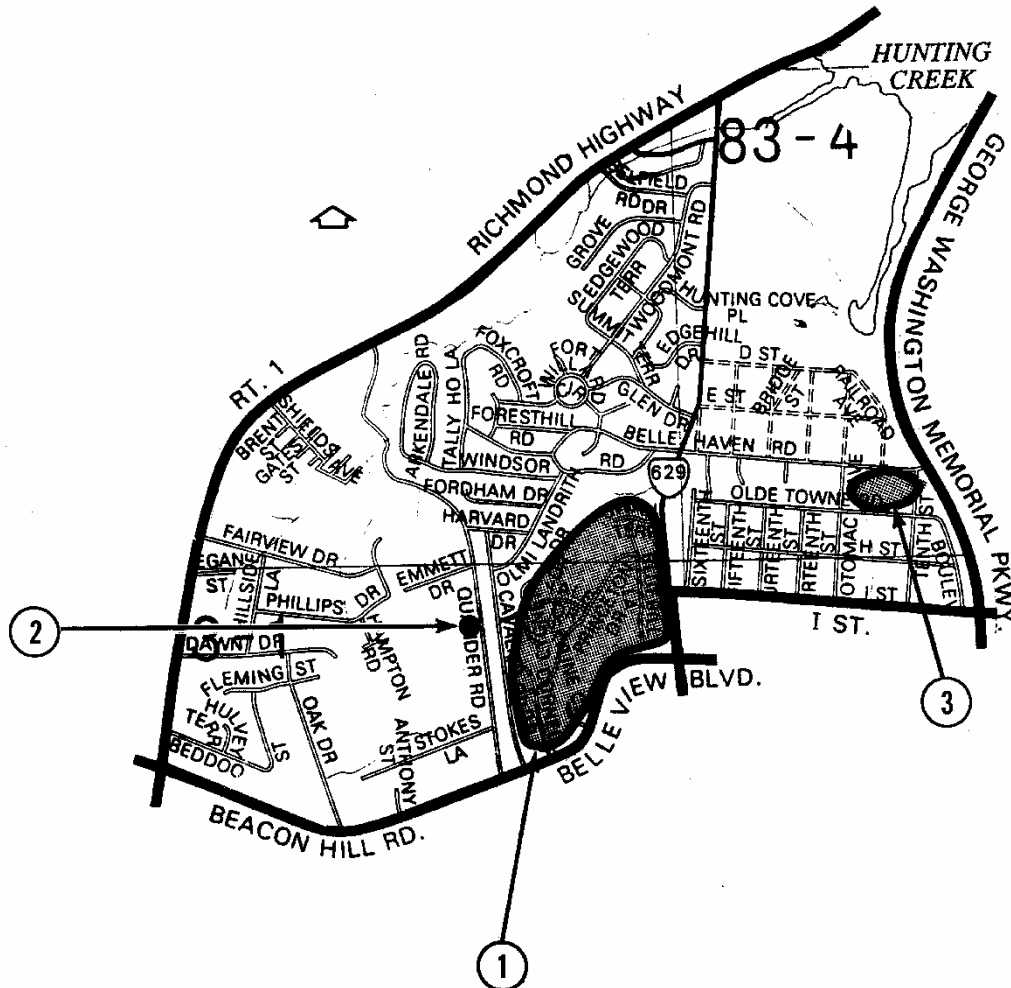
For the purpose of clarification, staff suggests an alternative to the nominated language as shown on the following pages.

Note: Additions are shown in underline; deletions by ~~strikethrough~~.

MV3 BELLE HAVEN COMMUNITY PLANNING SECTOR
Pages 118-119

“Figure 39 indicates the geographic location of land use recommendations for this sector. Where recommendations are not shown on the General Locator Map, it is so noted.”

1. Infill development in Belle Haven Estates and on Parcels 93-1((1))71B and 71C and 83-3((32))A is planned for residential use at 3-4 dwelling units per acre. A maximum of six clustered home sites, with access from Princeton Drive or Cygnet Drive, should be developed on these parcels.
2. Parcels located on the west side of Quander Road next to West Potomac High School (Tax Map 93-1((1))46A-53) are planned for public facilities use as an addition to the West Potomac High School.
3. The area between Belle Haven Road and Olde Towne Road, east of Potomac Avenue is planned for residential development at 3-4 dwelling units per acre with the exception of lots fronting on Belle Haven Road east of 11th Street which are planned for office use at .30 FAR with maximum building heights of 35 feet. These office uses should be well-buffered and screened from existing and planned residential uses located on the north side of Olde Towne Road. In any development proposal, adequate storm drainage outfall, which will require major construction and is consistent with the County's policy regarding development within flood-prone areas, should be provided.
4. Any new development having visual impact upon the George Washington Memorial Parkway should be compatible with the historic and scenic character of the Parkway, and should be low-density, detached single family residential dwellings. In areas that have visual impact upon the Parkway, no additional non-residential uses should be permitted, nor any expansion to or intensification of existing non-residential uses should be permitted, in order to preserve the unique scenic character of this parkway. [Not shown]”

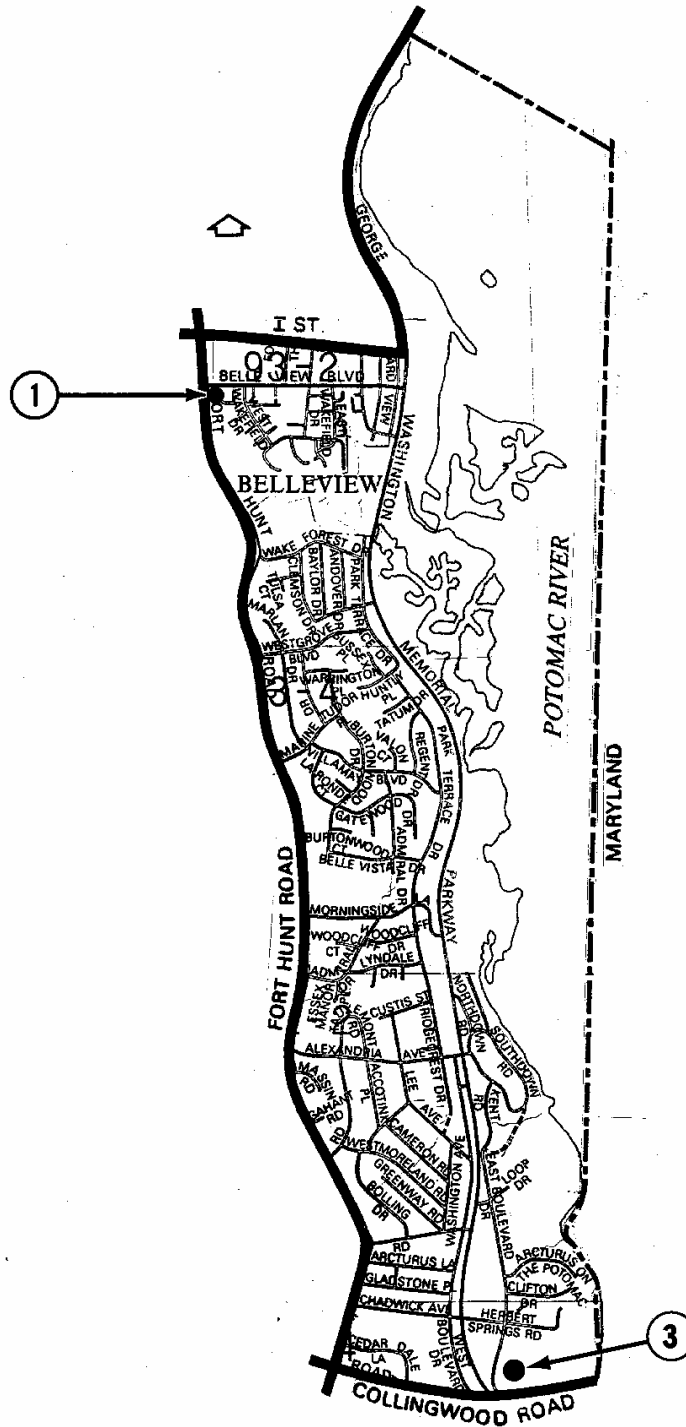


Note: Recommendations for areas in the Richmond Highway Corridor are found in the Richmond Highway Corridor Area Plan. Corresponding maps are included in that plan.

MV4 WELLINGTON COMMUNITY PLANNING SECTOR**Pages 127-130**

“Figure 46 indicates the geographic location of land use recommendations for this sector. Where recommendations are not shown on the General Locator Map, it is so noted.

1. The Belle View apartment complex located along Belle View Boulevard between Fort Hunt Road and Boulevard View Drive is planned for multi-family residential use at 16-20 dwelling units per acre. Those units located on the south side of Belle View Boulevard between Fort Hunt Road and West Wakefield Drive include various by-right commercial uses which have developed into a pedestrian-scaled mix of office, service retail and residential uses. Commercial uses at this corner should be allowed to continue, but there should be no expansion of these or other commercial uses into any other part of the residential apartment complex.
2. Any new development having ~~direct access to, or a~~ visual impact upon the George Washington Memorial Parkway should be compatible with the historic and scenic character of the Parkway, ~~as well as the character of the adjoining~~ and should be low density, detached single-family residential communities dwellings. In areas that have visual impact upon the Parkway, no additional non-residential uses should be permitted, nor any expansion to or intensification of existing non-residential uses should be permitted, in order to preserve the unique scenic character of this parkway. [Not shown]”
3. Development of tax map parcel 102-4((1))72 should be limited to the preservation of the existing dwelling unit and the addition of one single family dwelling unit and accessory structures. Any new development or action taken on this property should be consistent with the conservation easement agreement held by the Virginia Outdoors Foundation.”



LAND USE RECOMMENDATIONS
GENERAL LOCATOR MAP

FIGURE 46

MV6 FORT HUNT COMMUNITY PLANNING SECTOR
Pages 142-143

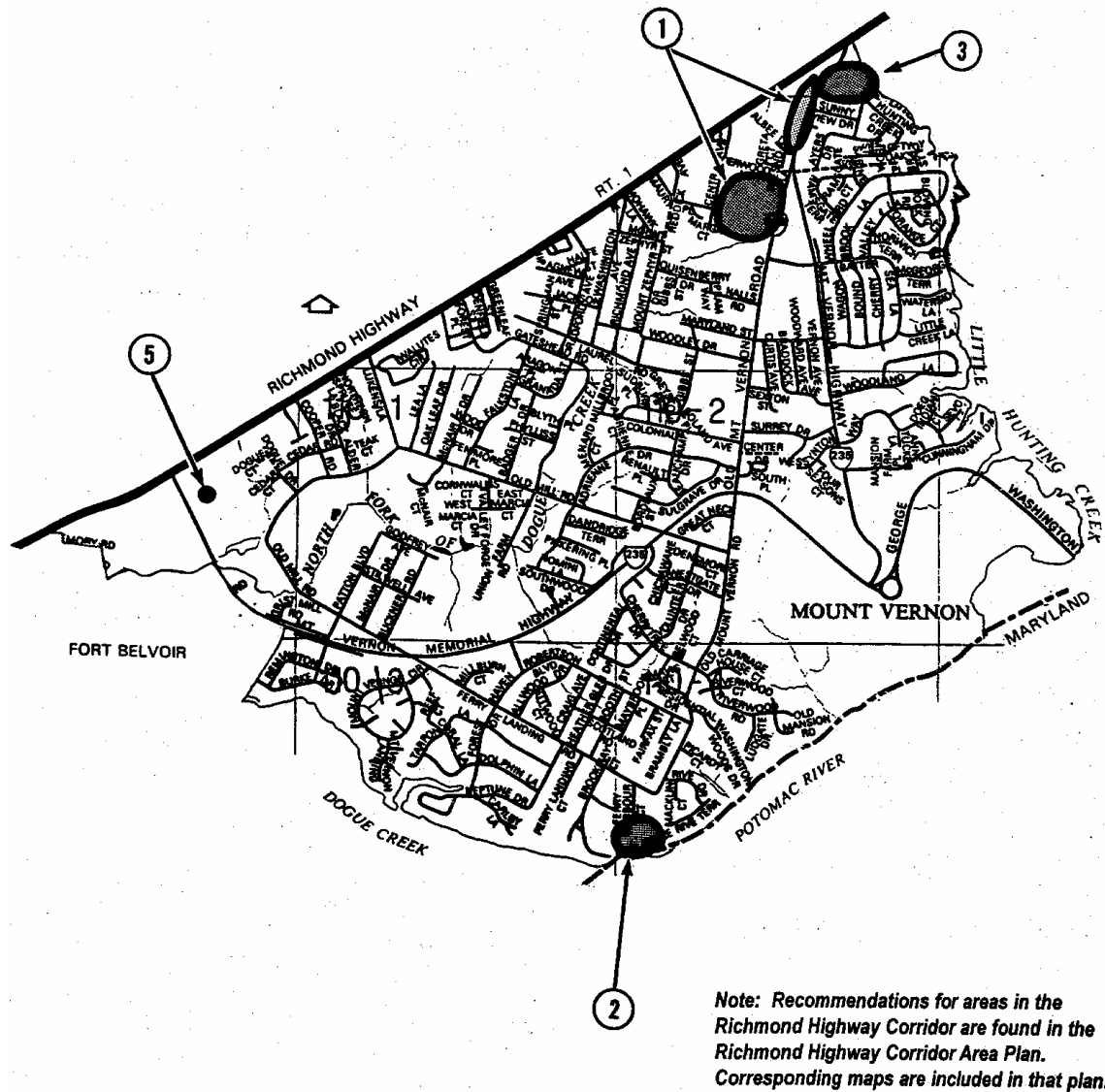
“Figure 54 indicates the geographic location of land use recommendations for this sector. Where recommendations are not shown on the General Locator Map, it is so noted.

1. The approximately 11 acres of Parcel 102-3((11))A1 located adjacent to Little Hunting Creek Park and the Coast Guard Radio Station is planned for open space use.
2. Commercial uses located at the northeast intersection of Elkin Street and Whittington Boulevard (Tax Map 102-3((1))44B, 44C, and 44D) are planned for neighborhood-serving retail and office use up to .25 FAR. This recommendation reflects the current use of this property and is not intended to provide for more intensive commercial development.
3. All development within and adjacent to the Gum Springs Community should be consistent with the neighborhood improvement program and conservation plans for that community. If there is a conflict with the Comprehensive Plan the Community Improvement Plan/ Conservation Plan shall take precedence. Significant heritage resources within the historic community of Gum Springs should be identified prior to development and preserved, recovered or recorded.
4. Any new development having ~~direct access to, or a~~ visual impact upon the George Washington Memorial Parkway should be compatible with the historic and scenic character of the Parkway, and should be low density, detached single-family residential dwellings. In areas that have visual impact upon the Parkway, No no additional non-residential uses should be permitted, nor any expansion to or intensification of existing non-residential uses, in order to preserve the unique scenic character of this parkway. [Not shown.]
5. Mount Vernon Hospital is co-located on a site....”

MV7 MOUNT VERNON COMMUNITY PLANNING SECTOR
Pages 150-151

“Figure 58 indicates the geographic location of land use recommendations for this sector. Where recommendations are not shown on the General Locator Map, it is so noted.

1. Residential development at 2-3 dwelling units per acre is planned for parcels along both sides of Central Avenue, along Old Mount Vernon Road north of Riverside Elementary School and along the west side of Mount Vernon Highway between Parcel 101-4((1))18A and Parcel 101-2((1))29A. Only a short distance separates the properties from Richmond Highway. Consolidated access points and an interior street pattern which promotes clustering and buffers existing uses adjacent to the property should be provided.
 2. Development of Ferry Landing Farm along the Potomac River shoreline south of Ferry Landing Road (Tax Map 110-3((1))18) is planned for 1-2 dwelling units per acre to be consistent with adjacent use, density and character.
 3. Residential use at 2-3 units per acre is planned for the approximately 11 acres of land located at the north end of Route 235 North, between Mount Vernon Highway and Little Hunting Creek near its intersection with Richmond Highway. Units should be clustered at the southern end of the property with only one point of access onto Mount Vernon Highway and as little direct frontage as possible. Such development should be attractively designed and well-buffered; the floodplain, along the northeastern edge of the parcel, should be preserved as open space.
 4. Any new development having a direct access to, or a visual impact upon Old Mount Vernon Road, Mount Vernon Memorial Highway and Mount Vernon Highway and the ~~George Washington Memorial Parkway~~ should be compatible with the historic and scenic character of these routes and should be low density detached single-family residences. [Not shown]
 5. Any new development having visual impact upon the George Washington Memorial Parkway should be compatible with the historic and scenic character of these routes and should be low density detached single-family residences. In areas that have visual impact upon the George Washington Memorial Parkway, no additional non-residential uses should be permitted, nor any expansion to or intensification of existing non-residential uses should be permitted, in order to preserve the unique scenic character of this parkway. [Not shown]”
5. 6. Parcel 109-2((2))18 is planned”....



LAND USE RECOMMENDATIONS
GENERAL LOCATOR MAP

FIGURE 58

The Comprehensive Plan Map would not change.